

IH 35 Retail Site Jarrell, Texas

+/- 16.788 Acres FOR SALE



Location: SWQ IH 35 E & FM 487, Williamson Co., Jarrell, TX 76537

Offering: +/- 16.788 acres Retail

Hwy Frontage: IH 35 approx. 1,450'

Traffic: IH 35 +/- 40,000 vpd FM 487 +/- 1,500 vpd

Zoning: Commercial

Utilities: Available

Price: \$6,215,925 cash (8.50/sf)

Comments: Located across IH 35 from 1,135 acre Sonterra master planned community for 3,813 homes, 544 apartments and 274 acres of commercial. Located on Interstate Highway 35, the principal NAFTA artery, and adjacent to the new State Highway 130 and Parmer Lane Extension projects, An excellent school district offers diversity in education to meet family, career and workforce needs... gifted and talented programs, athletics, choir, debate teams... all within the structure of a Texas Education Agency "exemplary" campus currently enrolling 750 students. Jarrell incorporated in 2001 and counts around 1,900 residents inside the city boundaries... affordable land prices and proximity to Austin's high-tech center give Jarrell a prime position in a growing market... Jarrell's city government is dedicated to the role of managing the future... providing for new business... maintaining family values... all in an atmosphere of community spirit. 38 miles north of Austin and 12 miles north of Georgetown.

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